

Nora Gierloff - Southcenter Plan Comments

From: "Mon Wig"
To: "Nora Gierloff"
Date: 06/09/2009 3:39 PM
Subject: Southcenter Plan Comments
CC:

Dear Nora,

Following comments are for your consideration.

1. I would request that the Pond uses be allowed in Corridor Commercial, especially if such uses are within walking distance from the boundaries of the Pond District.
 - a. Banks, Financial and real estate services should be permitted in Corridor Commercial since many aspects of these uses are professional services which are allowed in Corridor Commercial and these are typical uses in other retail properties in Puget Sound.
 - b. Pharmacy/grocery uses are extremely common in retail properties and in fact are the corner stone of many retail developments in Puget Sound. In such cases such users are the anchors in retail developments, making loans possible. So these uses should be allowed in Corridor Commercial as well.
- Not allowing these uses in Corridor Commercial will hurt property owners (in Corridor Commercial) in the long run and ultimately will not be healthy for the area.
2. Pond District. Although our property is not in the Pond District, my initial thoughts are as follows. You may be forcing mixed use developments in the Pond District by requiring multi story buildings with a minimum height for every building in the Pond District. My comments on mixed use developments are as follows:
 - a. Multi story buildings may require expensive piles and structural slabs.
 - b. One of the problems of mixed use development is that not all uses may be in demand at the same time.
 - c. Since TUC is a retail area, chances are high that retail will be developed first and then office and/or residential use(s) added later when market is ripe for such uses.
 - d. Mixed use can be achieved in different ways: Office/residential can be above retail or each use can be in its own buildings.

i. If office/residential uses are above retail, one would need to first construct first floor retail on piles and structural slab (thereby costing more money up front) and later add upper floors for office/residential when the market is ready for such uses. So one change you may consider is that not all buildings are required to be multistory in the "initial development" as the market for office/residential on upper floors may not be ripe when retail is.

ii. If each use is in separate buildings, property owners will need to allocate land for each use. This can be costly due to the land carry cost if residential and office markets are not ready when retail is. In this case retail will need to be along the main arteries in one story buildings and multi story office/residential buildings in the back around the pond. So another change you may consider is to require multi story buildings only next to the pond and not elsewhere on the property. Piles may be required for multi story

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buildings.

iii. Some or all of above may need parking decks that can be expensive to build.
Parking decks may need piles.

Please call with any questions re the above.

With warmest regards,

Sincerely,

Mon Wig

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From: Nora Gierloff [mailto:ngierloff@ci.tukwila.wa.us]

Sent: Wednesday, June 03, 2009 3:14 PM

To: monwig@wigproperties.com

Cc: Lynn Miranda

Subject: Southcenter Plan Comments

Hi Mon,

To follow up on our conversation we would love to have your thoughts on the plan as we go through the revision process. Here is a link to the current draft:

<http://www.ci.tukwila.wa.us/dcd/urbancenterplan.html>

If it would be more convenient to have it on a CD we can get you a copy, just let me know. Pages 17-23 contain the use, scale and form charts that list the majority of the proposed development standards. The standards applicable to a given building are based on its location within a mapped use district, scale zone, and corridor type. Just find the appropriate zone and read down for the uses, heights, frontage design, setbacks,

parking types etc.

We would also be happy to meet with you to answer questions or talk in more detail. Lynn and I are available on Tuesday the 9th from 10-3 or Wednesday from 11-2. Just let me know what works for you.

Nora Gierloff, AICP
Deputy DCD Director
City of Tukwila